

BOARD OF APPEAL REFERRALS

November 13, 1980

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13. Z-4967 Huntington General Hospital, Inc.
50 Evergreen Street
Jamaica Plain

MEMORANDUM

November 13, 1980

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 11/18/80

Z-4905
High Street Realty Trust
195-197 High Street, Boston
at Purchase Street

Five-story structure.

District(s): apartment _____ general business B-10 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from service and distribution
of fire extinguishers, radio-TV repair, storage
and one lodger to two apartments, service and
distribution of fire extinguishers, radio-TV repair

Violation(s): and storage.

Section

Required

Proposed

17-1. Open space is insufficient.

Proposed residential units incompatible with General Business
area and redevelopment of adjacent vacant property for commercial
use. Recommend denial.

VOTED: In reference to Petition Z-4905, brought by High Street
Realty Trust, 195-197 High Street, Boston, for a
variance for change of occupancy from service and dis-
tribution of fire extinguishers, radio-TV repair, storage
and one lodger to two apartments, service and distribution
of fire extinguishers, radio-TV repair and storage in a
General Business (B-10) District, the Boston Redevelopment
Authority recommends denial. Proposed residential units
incompatible with General Business area and redevelopment
of adjacent vacant property for commercial use.

Z-4905
195-197 HIGH ST.
(B.P.)



Board of Appeal Referrals 11/13/80

Hearing: 11/25/80

2 1/2 Story Frame Structure.

Z-4907

Louis R. & Esther Percoco
230 Park Street, West Roxbury
at Park Terrace

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.5 _____ manufacturing _____

Purpose: Erect one-story addition to
one-family dwelling.

Violation(s):
Section

Required

Proposed

20-1. Rear yard is insufficient.

Addition to left side of one-family dwelling would be
used for living space and storage. Rear yard violation
is existing with no adverse impact. Recommend approval.

VOTED: In reference to Petition Z-4907, brought by
Louis R. & Esther Percoco, 230 Park Street,
West Roxbury, for a variance to erect a one-
story addition to a one-family dwelling in a
Single Family (S-.5) District, the Boston
Redevelopment Authority recommends approval.
Rear yard violation is existing with no
adverse impact.



Z-4907
230 PARK ST.
(W.R.)

Board of Appeal Referrals

11/13/80

Z-4909

John F. Gately

185 Corey Road, Brighton
at Westbourne Terrace

Hearing: 11/25/80.

Two-story frame structure.

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.8</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: Change occupancy from office and storage to office, storage, Ballet School and Music School.

Violation(s):
Section

RequiredProposed

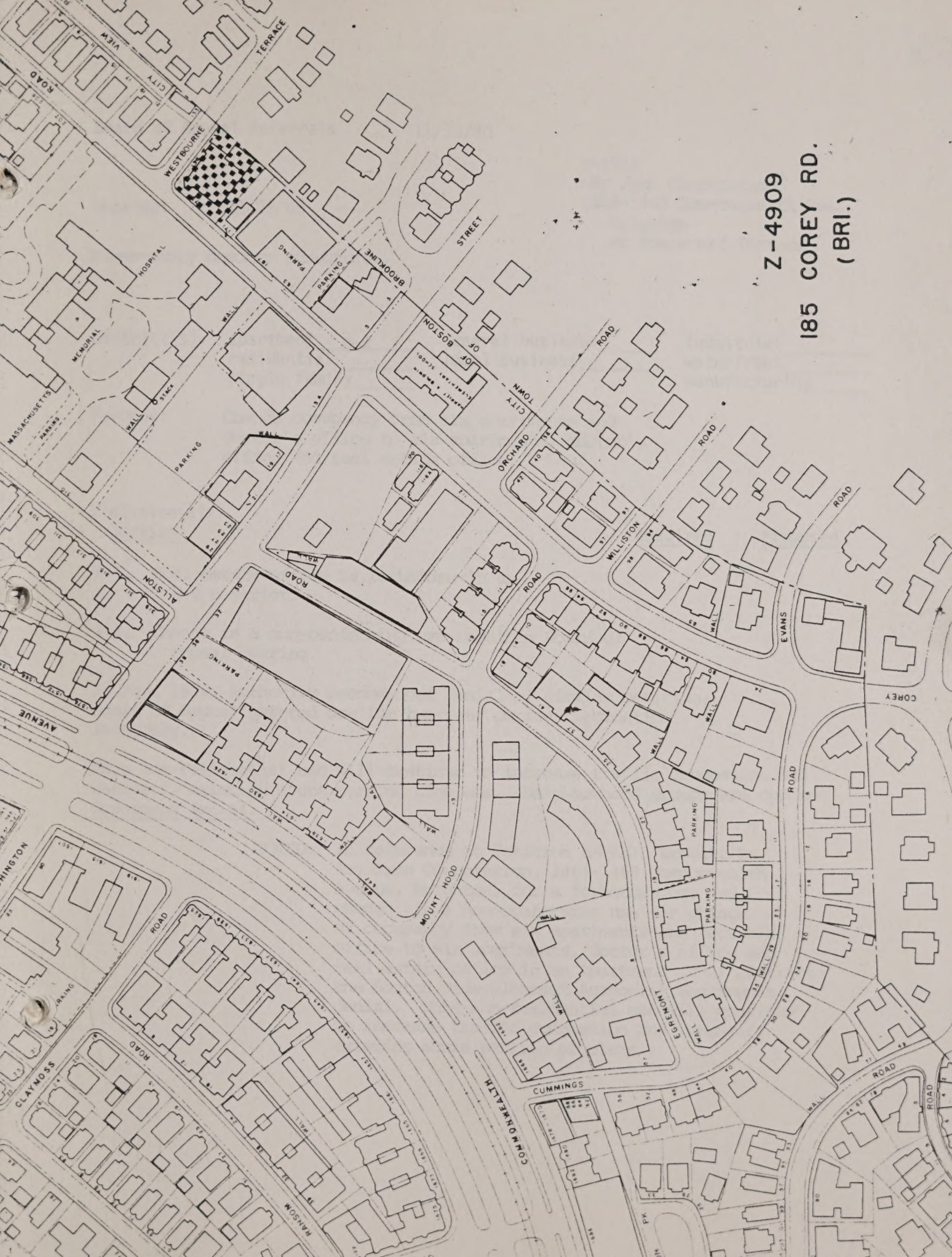
8-7. Trade, professional or other school is forbidden in an R-.8 District.

9-2. Change in a non-conforming use requires Board of Appeal hearing.

23-1. Off-street parking is insufficient.

Schools are existing, accommodating eight to ten persons each. Off-street parking can be provided in large rear yard area. Mixed community reaction. Recommend approval with proviso.

VOTED: In reference to Petition Z-4909, brought by John F. Gately, 185 Corey Road, Brighton, for a forbidden use and two variances for change of occupancy from office and storage to office, storage, Ballet School and Music School in a Residential (R-.8) District, the Boston Redevelopment Authority recommends approval with proviso that rear yard be cleared and surfaced to provide adequate off-street parking.



Z-4909

185 COREY RD.

(BRI.)

Board of Appeal Referrals

11/13/80

Hearing: 11/25/80

Z-4910

Amy Jane Corporation
1464-1468 Commonwealth Ave.,
Brighton
at Boulevard Terrace

Three-story masonry structure.

District(s):	apartment <u>H-2</u>	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: Change occupancy from six apartments and doctor's office to six apartments, doctor's office and real estate office.

Violation(s):

Section

Required

Proposed

8-7. Real estate office is forbidden in an H-2 District.

9-2. Change in a non-conforming use requires Board of Appeal hearing.

In May, 1978, Authority recommended denial of similar petition; Board of Appeal granted use for two-year period terminating last July.

This non-residential use will continue to increase traffic congestion and intensify existing acute parking problems. Neighborhood groups are opposed.
Recommend denial.

VOTED: In reference to Petition Z-4910 brought by Amy Jane Corporation, 1464-1468 Commonwealth Avenue, Brighton, for a forbidden use and change in a non-conforming use for change of occupancy from six apartments and doctor's office to six apartments, doctor's office and real estate office in an Apartment (H-2) District, the Boston Redevelopment Authority recommends denial. This non-residential use will continue to increase traffic congestion and intensify existing acute parking problems.



AVENUE

STREET

KELTON

LORRAINE TER

TERRACE

BOULEVARD

COMMONWEALTH

BELLVISTA

Z-4910

1464-68 COMMONWEALTH AVE
(BRI.)

STREET

SUMMIT

COMMONWEALTH

ROAD

HANNAH HOSPITAL

PARKING

U.S. PUBLIC HEALTH SERVICE

PARKING

PARKING

TENNIS COURT

HOSPITAL

MONASTERY PATH

COMMONWEALTH
HOSPITAL
BOSTON MASS
BOSTON 200 1

WILSON HILL
APARTMENTS

PARKING

WAY

Board of Appeal Referrals 11/13/80

Hearing: 11/25/80

Z-4912-4917
Hellenic College
240-250 Prince Street
Jamaica Plain
near Perkins Street

Religiouys college complex.

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.3 manufacturing _____

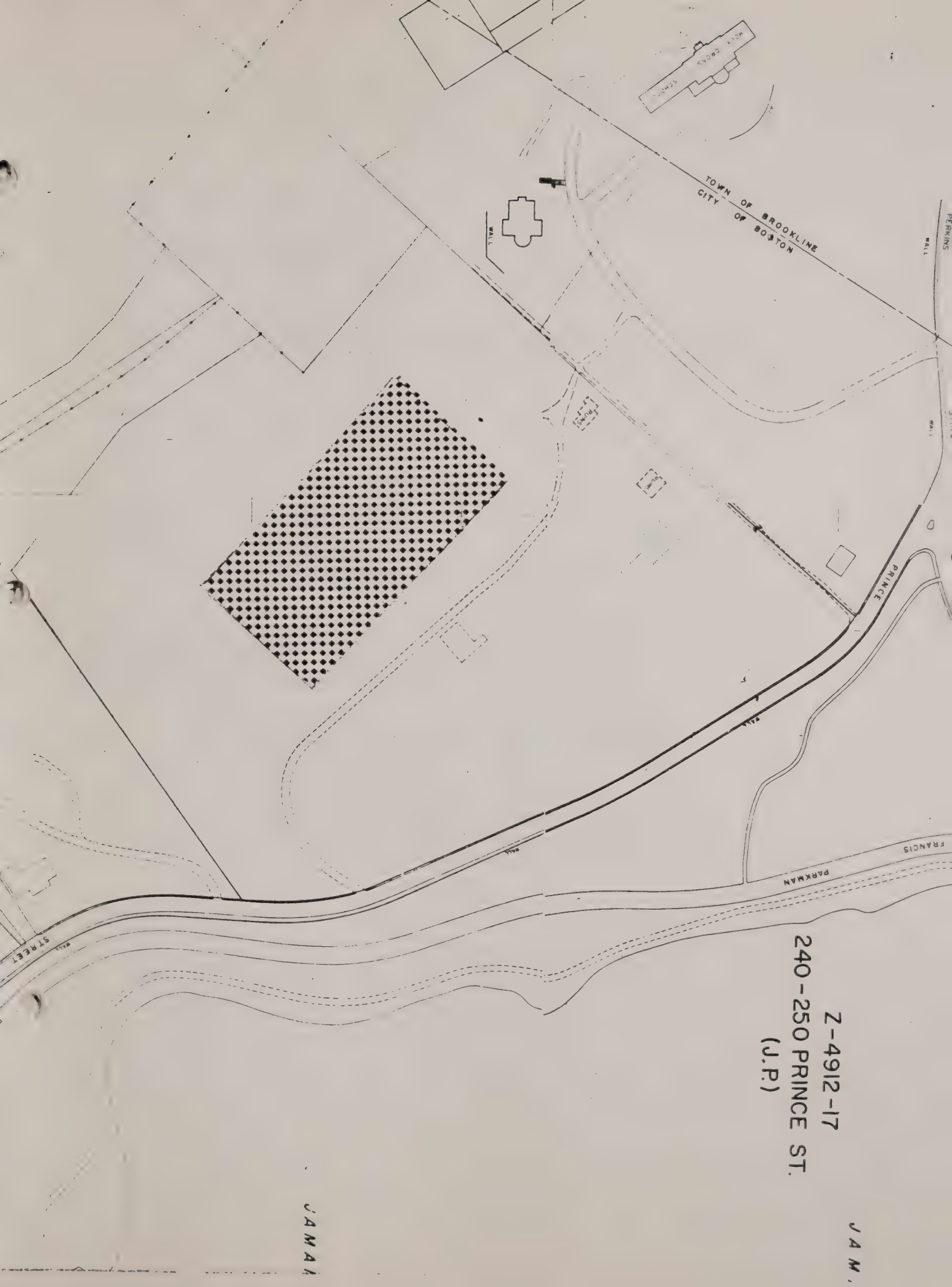
Purpose: Erect six two-unit apartment structures
for student housing.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7	Dormitory is conditional in an S-.3 District.	
14-5	Unobstructed access to dwelling at rear of main building is insufficient.	
14-5	Rear yard distance between a main building and a dwelling unit is insufficient.	
22-4	Front and side yard separation between dwellings is insufficient.	

Buildings would be constructed in the center of the 52-acre campus for occupancy by seminarians attending School of Theology. Style and material will be compatible with existing college structures. Each unit will contain three bedrooms. Accessibility by fire apparatus will be provided by separate access road. Jamaica Hills Association has reviewed plans and supports proposal. Recommend approval with design review.

VOTED: In reference to Petition Z-4912-4917, brought by Hellenic College, 240-250 Prince Street, Jamaica Plain, for six conditional uses and thirteen variances to erect six two-unit apartment structures for student housing in a Single Family (S-.3) District, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.



Z-4912-17
240-250 PRINCE ST.
(J.P.)

JAMA

JAMA

Board of Appeal Referrals 11/13/80

Hearing: 12/2/80

Z-4919
Jamaica Plain Realty
138-142 South Street
Jamaica Plain
at Boylston Street

One-story masonry structure.

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-1</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from stores to stores, office and Dance Studio.

Violation(s):

Section

Required

Proposed

8-7. Dance Studio is conditional in an L-1 District.

Dance Studio is compatible with existing commercial uses in the immediate area. Vacant store would be restored to viable occupancy. Recommend approval with proviso.

VOTED: In reference to Petition Z-4919, brought by Jamaica Plain Realty, 138-142 South Street, Jamaica Plain, for a conditional use from stores to stores, office and Dance Studio in a Local Business (L-1) District, the Boston Redevelopment Authority recommends approval with proviso that petitioner acquire or lease space to provide adequate off-street parking.

Z-4919
138-142 SOUTH ST.
(J.P.)

Board of Appeal Referrals

11/13/80

Z-4922

Joseph Dow

Hearing: 12/2/80

7 Short Street Place,
Charlestown

near Short Street

Two-story frame structure.

District(s): apartment _____ general business B-1 industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: Erect one-story side addition to
 one-family dwelling.

Violation(s):

SectionRequiredProposed

15-1. Floor area ratio is excessive.

20-8. Rear yard is insufficient.

Proposal will legalize existing dining room addition to
 dwelling at end of **small street**. No objections. Recommend
approval.

VOTED: In reference to Petition Z-4922, brought
 by Joseph Dow, 7 Short Street Place,
 Charlestown, for two variances to erect
 a one-story side addition to a one-family
 dwelling in a General Business (B-1)
 District, the Boston Redevelopment Authority
 recommends approval. Violations will not
 adversely affect surrounding properties.

7 SHORT STREET PLACE
(CHSN.)
MYSTIC



Board of Appeal Referrals

11/13/80

Z-4932

Charlestown Savings Bank

11-17 Kingston Street, Boston

near Summer Street

Hearing: 11/25/80

Parking Lot.

District(s):	apartment_____	general business B-10_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Erect office; use premises for parking of
15 vehicles for fee; erect two signs.

Violation(s):

Section

Required

Proposed

8-7. Parking lot is conditional in a B-10 District.

11-2. Sign may not extend above parapet of one-story building.

11-2. Free standing sign not allowed in a B-10 District.

Site is currently used for bank executive parking. Proposed commercial parking use is inappropriate and would increase traffic in this already heavily congested area. Recommend denial.

VOTED: In reference to Petition Z-4932, brought by Charlestown Savings Bank, 11-17 Kingston Street, Boston, for three conditional uses to erect office, two signs and use premises for parking of fifteen vehicles for fee in a General Business (B-10) District, the Boston Redevelopment Authority recommends denial. Proposed commercial parking use is inappropriate and would increase traffic in this already heavily congested area.



Z-4932

11-17 KINGSTON ST.
(B.P.)

Board of Appeal Referrals

11/13/80

Z-4936

A. W. Perry, Inc.

Hearing: 11/18/80

112-132 Bedford St., 97-99

Summer St., 20-26 Kingston St.
Boston

Parking Lot.

District(s):	apartment_____	general business <u>B-10</u>	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Continue use - Parking lot for fee.

Violation(s):

SectionRequiredProposed

8-7. Parking lot is conditional in a B-10 District.

In 1973, 1975, 1979, Authority recommended approval of similar petitions with two-year time limit and Board of Appeal concurred.

No objections to additional two-year extension. Recommend approval with proviso.

VOTED: In reference to Petition Z-4936, brought by A. W. Perry, Inc., 112-132 Bedford Street, 97-99 Summer Street, 20-26 Kingston Street, Boston, for a conditional use to continue use as parking lot in a General Business (B-10) District, the Boston Redevelopment Authority recommends approval with following provisos: that conditional use be extended for two-year period; that proviso #2 in previous Board of Appeal decision remain in effect.



Z-4936
112-132 BEDFORD ST.
97-99 SUMMER ST.
20-26 KINGSTON ST.
(B.P.)

Board of Appeal Referrals 11/13/80

Hearing: 11/18/80

Z-4943
274 Summer Street Realty Trust
274-278 Summer Street, Boston
near Melcher Street

Eight-story structure.

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-4

Purpose: Change occupancy from restaurant, offices, and storage to
32 apartments, restaurant, commercial; erect three-story
addition.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Multi-family dwelling is conditional in an M-4 district.		
15-1. Floor area ratio is excessive.		
21-2. Setback of parapet is insufficient (rear).		
21-2. Setback of parapet is insufficient (side).		
21-3. Off-street parking is insufficient.		

Excessive height would disturb the architectural continuity of the block and create an adverse precedent for similar conversions. Children's Museum and restaurants have further increased traffic and parking problems in the Fort Point Channel area. However, staff finds proposed uses are consistent with area provided off-street is provided. Recommend approval with provisos.

VOTED: In reference to Petition Z-4943, brought by 274 Summer Street Realty Trust, 274 Summer Street, Boston, for a conditional use and four variances for change of occupancy from restaurant, offices, and storage to 32 apartments, restaurant, and commercial, and erect a three-story addition in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval with provisos. Excessive height would disturb the architectural continuity of the block and create an adverse precedent for similar conversions. Authority would be amenable to proposed uses provided that the addition is limited to one story and that arrangements are made to provide required off-street parking.

Z-4943

274-278 SUMMER ST.

(B.P.)



Board of Appeal Referrals 11/13/80

Hearing: 11/18/80.

University properties.

Z-4946-4950

Trustees of Boston University
25 Buick St., Allston; 143 & 156
Bay State Rd. & 595 & 605
Commonwealth Ave., Boston

District(s): apartment H-4 general business B-2 industrial _____
residential _____ local business B-4 waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from office, storage, light manufacturing and garage to academic offices and parking garage, storage, University printing and maintenance. Change occupancy from accessory clinic to academic offices; change occupancy from doctor's office, clinical labs to dormitory (faculty, staff and/or student apartments); combine eight lots for staff, faculty and Violation(s): student ancillary parking; change occupancy from doctor's office to
Section classrooms and/or academic offices and/or Required Proposed
research laboratories (behavioral testing and related educational testing and research.

- 8-7. University related uses are conditional in a B-2 District.
- 9-2. Change in a non-conforming use requires Board of Appeal approval.
- 8-7. Degree granting University is conditional in an H-4 District.
- 8-7. Parking lot is conditional in a B-4 District.

Bay State Road & Commonwealth Avenue properties, currently used by Lahey Clinic will be purchased by BU on or about December 1. Proposal will legalize existing uses on Buick Street. Lahey Clinic parking lot (595 Comm.Ave.) will continue to be used as such by BU until such time that future hotel plans are developed.
Recommend approval with proviso.

VOTED: In reference to Petitions Z-4946-4950, brought by Trustees of Boston University, 25 Buick Street, 143 & 156 Bay State Road, 595 & 605 Commonwealth Avenue, Boston for five conditional uses and a change in a non-conforming use for four changes of occupancy to University related uses and to combine lots for ancillary parking in Apartment (H-4) and General Business (B-2 & B-4) Districts, the Boston Redevelopment Authority recommends approval with the following proviso: that BU arrange an in lieu of tax agreement with the City for 143 & 156 Bay State Road and 605 Commonwealth Avenue as provided in the Cooperation Agreement dated July 15, 1980 between the City and Boston University.



Z-4946-50
25 BUICK ST.
(ALLSTON)

Z-4946-50
143 1/2 BAY STATE RD.
(B.P.)

BAS

RIVER

CHARLES





CYCLE & FOOT PATH

MEMORIAL

BACK

STREET

BAY

STATE

THE TOWERS
BOSTON UN.
WOMEN'S RES.

SHERBORN

MEMORIAL
HOSPITAL

COMMONWEALTH

DEERFIELD

PARKING
AREA

ST. DEERFIELD STREET

AVENUE
RESERVATION
AUTHORITY

KENMORE
MTA STA.

20 30

PARKING
AREA

STREET

BEACON

NEWBURY
STREET

TURNPIKE

MASSACHUSETTS

AVENUE

SEMIT

MATLAND STREET

MUNSON STREET

Z-4946-50

595-605 COMMONWEALTH AVE.

(B.P.)

LANSDOWNE

BROOKLINE
SOCIAL SERVICE CENTER

Board of Appeal Referrals

11/13/80

Z-4960
Unity Bank & Trust Co.
428 Warren Street, Roxbury
at Quincy Street

Hearing: 11/25/80.

Parking Lot.

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-1</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: Erect take out restaurant structure.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
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8-7. Take out restaurant is conditional in an
L-1 District.

Property is former bank parking lot. Proposed facility "Hobos Fried Chicken", is contrary to the City's efforts to revitalize the Roxbury Neighborhoods. Adjacent residential areas would be adversely affected by the use. Roxbury Comprehensive Community Health Center, Boston Technical High School Headmaster and Washington Park & Save-Mor residents have expressed opposition. Recommend denial.

VOTED: In reference to Petition Z-4960, brought by Unity Bank & Trust Co., 428 Warren S-reet, Roxbury, for a conditional use to erect a take out restaurant structure in a Local Business (L-1) District, the Boston Redevelopment Authority recommends denial. Proposal is contrary to the City's efforts to revitalize the Roxbury neighborhoods. Adjacent residential areas would be adversely affected by the facility. Roxbury Comprehensive Community Health Center, Boston Technical High School Headmaster and Washington Park & Save-Mor residents have expressed opposition.

Z-4960
428 WARREN ST.
(ROX.)



Board of Appeal Referrals

11/13/80

Hearing: 11/25/80

Z-4967

Huntington General Hospital, Inc.

50 Evergreen Street

Jamaica Plain

near South Huntington Avenue

District(s): apartment _____ general business _____ industrial _____
 residential R-.8 _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: Change occupancy from 23 apartments to
 21 apartments, doctor's office and
 research laboratory.

Violation(s):

SectionRequiredProposed

8-7 Research laboratory is forbidden in an R-.8
 District.

8-7 Ancillary Doctor's office is conditional in
 an R-.8 District.

18-1 Front yard is insufficient.

23-7 Off-street parking is insufficient.

Site is located directly opposite **hospital**; two apartments
 are currently vacant. Relocation of laboratories (microbiology and
 histology) and two doctors' offices (outpatient) will provide needed
 space and allow a more efficient operation. Laboratories will not
 constitute health or safety hazard nor contain equipment producing
 sound disturbances. Hospital parking lot can accommodate ninety cars.
 No neighborhood reaction. Recommend approval with provisos.

VOTED: In reference to Petition Z-4967, brought by
 Huntington General Hospital, 50 Evergreen
 Street, Jamaica Plain, for a forbidden use,
 a conditional use and two variances for change
 of occupancy from 23 apartments to 21 apartments,
 doctor's office and research laboratory in a
 Residential (R-.8) District, the Boston Redevelopment
 Authority recommends approval with the following
 provisos: that the hours of laboratory operation be
 8 AM to 4 PM Monday-Friday; that petitioner provide
 adequate off-street parking for laboratory-office uses.



Z-4967

50 EVERGREEN ST.

(J.P.)